



## **CITY OF WESTMINSTER BOARD OF ZONING APPEALS MEETING SUMMARY**

**March 1, 2016, at 6 PM  
City Hall, 1838 Emerald Hill Lane**

A meeting of the City of Westminster Board of Zoning Appeals was held at City Hall, located at 1838 Emerald Hill Lane in Westminster, Maryland 21157, on March 1, 2016, at 6 PM.

Chair Ed Cramer, Vice Chair Laura Matyas, Board Member Larry Berent, Board Attorney Eric Blitz of Web & Wolf, LLC, Mr. Al Betz of Al Betz & Associates, Inc., and City staff Bill Mackey were present. Ms. Tammy Howard, Ms. Heather Zophy, Mr. Marty Hackett, Mr. David Straitman, Mr. Brent Brubaker, Mr. Joe Cronyn, Ms. Tina Mawhinney, Mr. Joe Caloggero, Mr. Kenny Mitchell, Ms. Linda Mitchell, Mr. Doug Barmoy, Ms. Kelly Shaffer, Mr. Dave Bowersox, Mr. Brian Soyka, Mr. Jim Skloda, Mr. Ken Crause, Mr. Mark Hoffman, and Mr. Mike LaCasa signed the sign in sheet.

Board Member Berent moved to approve the minutes of January 5, 2016. Vice Chair Matyas seconded. The motion passed unanimously.

The Board conducted a public hearing on Case No. 16-03, an application by Gary Troy, of 337 Moores Branch Circle, Westminster, Maryland 21158 for approval of a special exception for a Private, Indoor Recreational Facility use at Lot 21B, Magna Way, Westminster MD, pursuant to Article X: I-R Restricted Industrial Zone, Section 164-54.K Special exceptions, Section 164-155.2 Private, Indoor Recreational Facilities, and Section 164-3 Definitions and word usage, and Article XXII of the City Code.

At 6:00 PM, Chair Cramer called the meeting to order and opened the public hearing. The Chair stated the purpose of the hearing and summarized Case No. 16-03. The Chair swore in parties who would be testifying. Mr. Mackey summarized the staff memo, dated February 26, 2016. Mr. Clark Shaffer, representing the applicant, made opening statements and called witnesses to testify and provide evidence to the Board. Exhibits were entered into the record.

At 7:18 PM, Chair Cramer closed the public testimony portion of the meeting and opened the Board deliberations portion. Discussion ensued. Vice Chair Matyas moved to approve the application with the conditions (a) that the applicant is bound by all of the testimony and

evidence of record in implementing this decision, (b) that the applicant consider elevation differences to abate concerns of visibility and lighting using landscaping, (c) including the restriction of not more than 320 persons, and (d) that the Zoning Administrator review the landscaping in conjunction with the site plan. Board Member Berent seconded. The motion passed unanimously.

The Board conducted a public hearing on Case No. 16-02, an application by Sheetz, Inc. of 5700 Sixth Avenue, Altoona PA 16602, for approval of a special exception for a Service Station use and a special exception for an Automobile Car Wash use at 1023 Baltimore Blvd, Westminster MD, pursuant to Article VIII: B-Business Zone, Section 164-42.S Special exceptions, Section 164-42.F Special exceptions, Section 164-149 Automobile service station, Section 164-3 Definitions and word usage, and Article XXII of the City Code.

At 7:40 PM, Chair Cramer called the meeting to order and opened the public hearing. The Chair stated the purpose of the hearing and summarized Case No. 16-02. The Chair swore in parties who would be testifying. Mr. Mackey summarized the staff memo, dated February 26, 2016. Mr. Dave Bowersox, representing the applicant, amended the application to withdraw the request for a car wash, made opening statements and called witnesses to testify and provide evidence to the Board. Exhibits were entered into the record.

At 9:44 PM, Chair Cramer closed the public testimony portion of the meeting and opened the Board deliberations portion. Discussion ensued. Board Member Berent moved to approve the amended application for a convenience store and a gas station with the condition that the applicant is bound by all of the testimony and evidence of record in implementing this decision. Vice Chair Matyas seconded. The motion passed unanimously.

The Board adjourned at 10:15 PM.